

**Town of Clarence
Planning and Zoning**

Memo

To: Town Board Members

From: James Callahan, Director of Community Development

cc: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

Date: August 19, 2016

Re: August 24, 2016 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the August 24, 2016 Town Board Agenda:

PUBLIC HEARINGS:

1. GEORGE SMILANICH AUTOMOTIVE SALES, 8575 ROLL ROAD.

Location: South side of Roll Road, east of Harris Hill Road.

Description/History: Existing commercial building located in the Industrial Business Park Zone. The applicant received a Temporary Conditional Permit for automotive sales in May of 2015. Conditions identified that no more than 3 vehicles were to be displayed for sale.

Proposal: Applicant is requesting a renewal to continue the automotive sales operation.

Master Plan: Area identified in an industrial classification.

Reason for Town Board Action: The Town Board may consider renewals of TCP for up to five years

Issues: Numerous complaints have been registered and the applicant is displaying many more than 3 vehicles at any given time. The applicant has explained that there are vehicles in front of the shop that are not for sale but are being staged for transfer. There will only be three vehicles along the east side that are for sale.

FORMAL AGENDA ITEMS:

1. DOUGLAS MCKINNON, 6575 MEGHAN ROSE WAY.

Location: South side of County Road, east of Westminster Drive.

Description/History: Existing single family residential home located within an Open Development Area. Lot contains 3.67 +/- acres in the Agriculture Rural Residential Zone.

Proposal: Applicant is seeking a Fireworks Display Permit for August 28, 2016.

Master Plan: Area identified in an agricultural area.

Reason for Town Board Action: Per Town and State Code, the Town Board has final approval authority for issuing fireworks display permits.

Issues: All application materials are in order including Fire Chief Approval.

2. TOWN OF CLARENCE COMPREHENSIVE PLAN 2030.

Location: Town of Clarence

Description/History: A draft of Comprehensive Plan 2030 has been completed and the Town Board will now seek Lead Agency status for the Environmental Review.

Proposal and Reason for Town Board Action: Prior to taking final action on adoption of the plan, the Town must complete an environmental review under SEQRA.

Issues: Involved agencies will be the United States Army Corps of Engineers, New York State, Erie County, regional agencies/utilities, neighboring local governments and other local entities.

WORK SESSION ITEMS:

1. GREAT LAKES MOTORS, 9074 MAIN STREET.

Location: North side of Main Street west of Thompson/Sheridan intersection.

Description/History: Existing vacant property located in the Commercial Zone and without public sewer access.

Proposal: Applicant is seeking approvals to construct a new commercial building to house an automotive detail shop/office along with outside storage of trucks.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law the Town Board has final approval authority to allow for automotive uses in the Commercial Zone.

Issues: Architectural style and community character along the Main Street corridor.